

February 6, 2023

State of Connecticut General Assembly

Members of the Committee on Housing

Raised Bill No. 942 -- OPPOSED

Testimony of Christopher Reilly, President, Lexington Property Management of Hartford, CT

Dear Esteemed Housing Committee Members,

As a thirty-five year plus veteran of multi-family housing operations, I am opposed to the proposed legislation to limit the fees to the cost of the reports required to properly and professionally vet a prospective resident.

The costs of these reports, in themselves, does not include the staff time to initiate and then evaluate the reports, follow-up and correction with any errors a prospective resident may have submitted in the initial report. Nor do they capture the costs of the infrastructure and equipment needed to get these reports such as staff, computer and appropriate software. In addition, staff must be properly trained and kept current with the proper legal use and interpretation of these reports to prevent housing discrimination. All costs directly associated with the professional proper use of these screening reports, but not acknowledged in Bill 942.

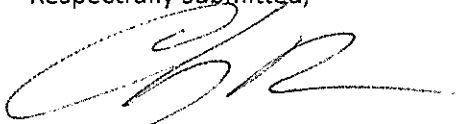
"Employment history and rental history" usually involves a landlord staff member speaking to an employer or former landlord, not necessarily a third party report. As it stands today, tenant screening charges reimburse staff time and are limited by market forces. None of which would be captured in the proposed bill limiting to actual third-party costs.

Separately, asking a landlord to use a tenant provided report only increases potential areas of fraud and would not normally be acceptable to a professional operator.

Opposition to this bill comes from decades of experience as an operator. The secondary message of such a bill to the many professionals in the field is to disregard their time and contribution to the process of conducting screening of prospective residents. Our job as an industry is to house people and reduce barriers to housing while balancing the actual costs of doing so.

I thank the committee for the important work it does to advance housing in the state of Connecticut.

Respectfully submitted,



Christopher Reilly

President, Lexington Property Management